



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-366-5433

CASE NUMBER: PD15-39

APPLICANT: Maria Gardner & Stephanie Traw

DATE: December 3, 2015

LOCATION: 1309 24th Avenue S.W.

TO: Interested Neighbors

WARD: 2

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a proposed Special Use for 1) Bar, Lounge or Tavern; 2) Live Entertainment Venue; and 3) Adult Entertainment Uses

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider an event center. This property is currently zoned C-2, General Commercial District. This will require Special Use for 1) Bar, Lounge or Tavern; 2) Live Entertainment Venue; and 3) Adult Entertainment Uses.

Please join us for a Pre-Development discussion of this proposal on Thursday, December 17, 2015 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

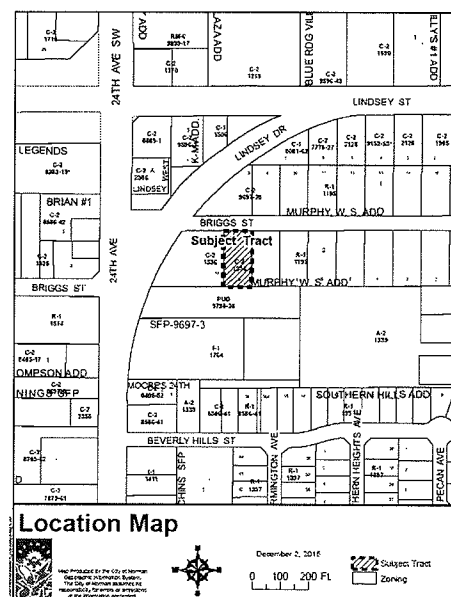
This applicant has filed a concurrent application for Planning Commission consideration of this project at their January 14, 2016 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Maria Gardner, lovesproductions@yahoo.com. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP



Loves Studio & Event Center

1309 SW 24th St.

Norman OK 73032

lovesproductions@yahoo.com

Loves Studio & Event Center proposes to be a Venue leased out to the public for all proposed uses:

Catered Events

Birthday Parties

Wedding Receptions

Corporate Picnics

Anniversary Parties

Painting Parties

Fashion Show

Art Show

Children's Pageants

Children's Talent Shows

Exercise Classes

Charity Events

Burlesque Show

Concerts

After meeting with City of Norman Planning Department, Charity Events, Burlesque Show, and Concerts require Rezoning with a Special Use to serve liquor. Charity Events will be leased to Non Profit Organizations to raise money or material goods for those in need. Depending on the specific Organization, and operating as an Event Center all amenities will be offered for utilization. For example: Music, Tables, Seating, and Catering Services.

Burlesque Shows are choreographed dance group of Show Girls. The ladies will be performing with Corsets and Skirts, taking off layers of clothing down to; latex on areola's and quarter thongs. Live Adult Entertainment with the Special Use of serving mixed drinks at the Event Center.

Concerts are another event Loves Studio & Event Center would like to hold and serve mixed drinks as well.

To insure our neighbors in the surrounding areas will not have to deal with any disorderly conduct. Our company has Insurance, along with Security in the building and parking lot. Parking lot Security will make sure all patrons get their cars safely, and with no loitering.

Loves Studio & Event Center will prove to be a positive social and economic addition to Norman. We are excited to facilitate a business in a building that has an amazing history. Thank you for the opportunity to live the American dream.

John M. Traw

PO Box 546
Norman, OK 73070
(405) 366-7911 OR (405) 321-2100
Fax (405) 573-9348

November 30, 2015

To Whom It May Concern:

We believe the addition of an upscale entertainment venue would bring new life to the area. The site has been predominately vacant for years, which can decline the property values in the area. With a strong renter, the property will be attractive and secured, being less likely to attract vandals to the area. A successful business will attract potential business to other businesses in the area. There are many levels of benefits.

Thank you.

John Traw